



WHAT YOU NEED TO KNOW ABOUT ACCESSORY DWELLING UNITS

Due to changes in state laws regarding Accessory Dwelling Units (ADU), the City of Encinitas has updated its zoning ordinance. ADUs, also known as “second units” or “granny flats,” come in many shapes and sizes but are always a self-contained home that is smaller than the main house and legally part of the same property. ADUs always contain a kitchen, bathroom, and place to sleep. The suburban nature of our city makes ADUs a form of housing that is easy to absorb, by spreading them throughout the community. The units provide income to homeowners, give flexibility as families evolve, and allow people to age in place when they retire and need an income.

ADU

ADUs are attached or detached residential dwelling units on lots, which are zoned for single-family or multifamily use, with a single-family dwelling, that provide complete independent living facilities for one or more persons. This includes permanent provisions for sleeping, eating, cooking, and sanitation, all on the same parcel as the primary, single-family dwelling.

JADU

A junior accessory dwelling unit (JADU) is a residential dwelling unit that is no more than 500 square feet in area, contained entirely within an existing single-family residence, and can have separate sanitation facilities from, or shared sanitation facilities with, the existing residence.

PRADU

The Permit-Ready ADU (PRADU) Program is envisioned to encourage the construction of ADUs by offering property owners a selection of pre-approved ADU building plans. While some site specific design work is required, by utilizing one of these plans, a property owner can dramatically reduce pre-construction costs, and receive expedited building permits.

AUP

The City's Affordable Unit Policy (AUP), which went into effect on January 1, 1996, provides amnesty to property owners of units that were constructed without permits. The units must be brought up to current building and fire codes and, in exchange, the unit is restricted at an affordable rent to very-low and low income households. Additionally, existing deviations from zoning standards may be allowed to remain. This program was recently extended by City Council through June 16, 2021.



PERMITTING OF EXISTING UNITS

On September 30, 2018, SB 1226 was signed into law. This law confirms that a building official has the discretion to apply the building standards that were in effect at the time a residential unit was constructed. When a building permit for a residential unit does not exist, the building official may make a determination of when the unit was constructed, and issue a retroactive building permit based on the standards of that determination. This new law can be applied to unpermitted units, including those that are part of the City's Affordable Unit Policy (AUP).

UPCOMING MEETINGS



Want to learn more about the ADU Program?

WEDNESDAY, JANUARY 9, 2019

City Council Chambers, City Hall, 505 S. Vulcan Ave., 6:00 pm

Housing for Generations ADU Presentation to City Council.

TUESDAY, JANUARY 22, 2019

Poinsettia Room, City Hall, 505 S. Vulcan Ave., 6:00–8:00 pm

Housing for Generations ADU Workshop: City staff and the PRADU Architects will present information about the City's ADU Program, PRADU program, new ordinances, and SB 1226.

MONDAY, JANUARY 28, 2019

Community Room, Encinitas Library, 540 Cornish Dr., 4:00–7:00 pm

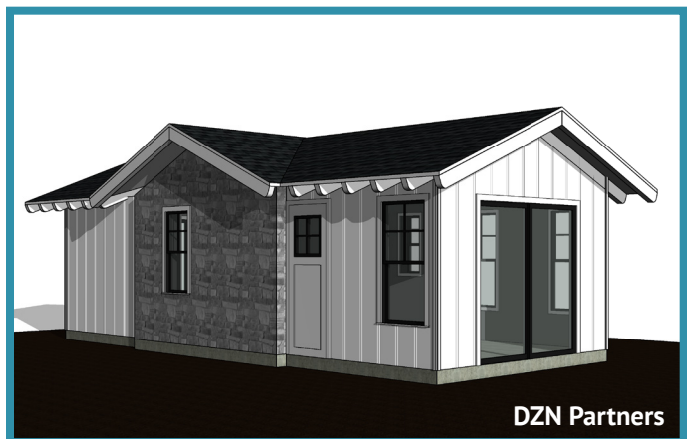
Housing for Generations ADU Open House: City staff and the PRADU Architects will be on hand to discuss and answer questions one-on-one about ADUs, the PRADU program, and SB 1226.

DEVELOPMENT STANDARDS FOR ACCESSORY DWELLING UNITS (ADU)

Number of units	Allow up to one ADU and one JADU per single-family dwelling
Maximum unit size	1,200 sq. ft. or the floor area of the primary residence, whichever is less
Parking	One parking space required for newly constructed units unless the unit is: <ul style="list-style-type: none"> • Within ½ mile of “public transit” (train station and all bus stops) • Created within the area of an existing building • In a historic district
Front-yard setback	<ul style="list-style-type: none"> • Same as existing primary dwelling • No additional setback shall be required for an existing garage that is converted to an ADU
Rear and Side-yard setback	<ul style="list-style-type: none"> • Same as existing primary dwelling or 5 ft., whichever is less • A minimum setback of 5 ft. shall be required for an ADU constructed above an existing garage
Lot coverage	<ul style="list-style-type: none"> • Based on existing zoning • 5% additional for an ADU built on lots smaller than 10,000 sq. ft.
Floor Area Ratio (FAR)	<ul style="list-style-type: none"> • Based on existing zoning • 10% additional for an ADU built on lots smaller than 10,000 sq. ft.
Height	One-story limit if applying the setback, lot coverage or floor area ratio reliefs
Rental	An ADU cannot be rented for periods of less than 30 days
Fees	All City development fees are waived



*PRADU Renderings



LEARN MORE AT WWW.ENCINITASCA.GOV/ADU

Development Services Department
505 S. Vulcan Ave., Encinitas, CA 92024

email: planning@encinitasca.gov
phone: (760) 633-2710

